

Compatible Development in Boulder's Single-Family Neighborhoods

The city of Boulder is studying the impacts of home additions and new construction in single-family neighborhoods. We would like your help!

Your response to this survey is important because it will help determine whether new regulations or changes to current regulations should be considered by Planning Board and City Council. The survey has been sent to all property owners in single-family neighborhoods under evaluation as part of this project.

Please return your completed survey as soon as possible but post-marked no later than Friday, November 7. You may use the enclosed postage paid envelope or deliver your survey in person to RRC Associates at 4940 Pearl East Circle, Suite 103, Boulder, CO 80301. If you have questions about the survey, you may contact Julie Johnston at the city of Boulder Planning Department by email at johnstonj@bouldercolorado.gov or phone at (303) 441-1886.

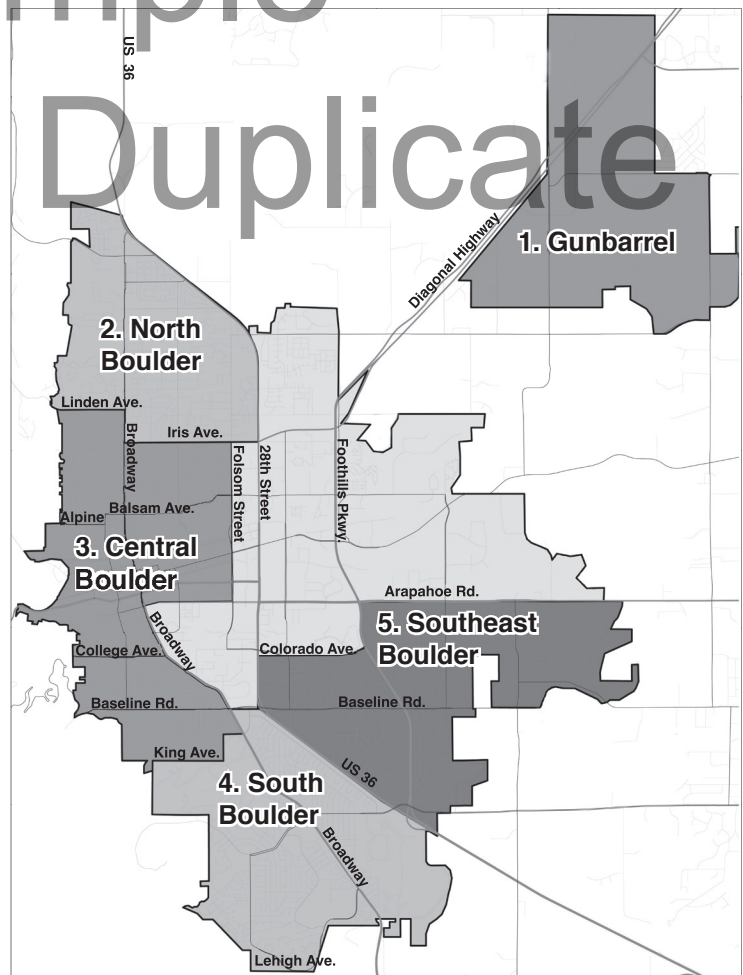
More Information:

Please visit the project Web site at www.boulderplandevelop.net and click on "Hot Topics" for more information. To subscribe to the project e-mail list, go to the project Web site and click on "Subscribe to e-mail list" for more information.

Part 1: Location

1.1 In which part of the city is your property?

- ☐ 1. Gunbarrel
- ☐ 2. North Boulder
- ☐ 3. Central Boulder
 - ☐ a. north of Alpine and west of Broadway
 - ☐ b. north of Balsam/Edgewood and east of Broadway
 - ☐ c. south of Alpine/Balsam/Edgewood and north of College
 - ☐ d. south of College
- ☐ 4. South Boulder
 - ☐ a. west of Broadway
 - ☐ b. east of Broadway
- ☐ 5. Southeast Boulder
- ☐ 6. Other



Part 2: Problem Definition

Please indicate the degree to which you agree or disagree with the statements below. (Check one answer for each question unless otherwise noted.)

In April 2008, the Boulder City Council adopted the following problem definition for this project:

"To address the impact on existing established neighborhoods of new construction and additions that are incompatible in scale and bulk with the character of the neighborhood. The impacts to be considered include without limitation: consideration of size, green space, massing and bulk planes, loss of space between houses, privacy, view sheds, lot coverage, blank walls, setbacks, height and the streetscape and visual character."

The City Council also adopted specific goals and objectives to supplement the problem definition. These include retaining flexibility for property owners, promoting variety in new construction, ensuring that different neighborhoods and lots are treated fairly, providing for unintended consequences and evaluating broad economic impacts.

2.1 Do you agree with the problem definition as stated above?

Strongly
Disagree

Strongly
Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2.2 Please mark any of the following statements with which you agree.

- ☐ There is no problem.
- ☐ There is a problem, but it is limited to a small number of buildings.
- ☐ There is a problem, but it is limited to a few parts of the city.
- ☐ There is a problem, and it exists in many parts of the city.
- ☐ The problem occurs most often on small lots in the city.
- ☐ The problem occurs most often on steeply sloping lots.

The following statements reflect specific comments made in community workshops and meetings. Please indicate the degree to which you agree or disagree with the statements below as they apply to the neighborhood where your house is located. (Check one answer for each question unless otherwise noted.)

2.3 "Some recent construction in my neighborhood is too large."

Strongly
Disagree

Strongly
Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2.4 "The character of my neighborhood is being negatively impacted by recent construction."

Strongly
Disagree

Strongly
Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2.5 "The loss of green space when larger buildings are constructed is a key issue."

Strongly
Disagree

Strongly
Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2.6 “The loss of mature vegetation when new construction occurs is a key issue.”

Strongly
Disagree

Strongly
Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2.7 “A large house next door diminishes privacy in others’ back yards.”

Strongly
Disagree

Strongly
Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2.8 “Large, featureless walls along the side of a building is an issue that should be addressed.”

Strongly
Disagree

Strongly
Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2.9 “Regulations to protect neighborhood character will lower property values.”

Strongly
Disagree

Strongly
Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2.10 “Bigger houses can fit in if they are well designed.”

Strongly
Disagree

Strongly
Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2.11 “Neighborhood character should not be regulated.”

Strongly
Disagree

Strongly
Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

2.12 “Regulations to address new single-family construction should vary by neighborhood.”

Strongly
Disagree

Strongly
Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

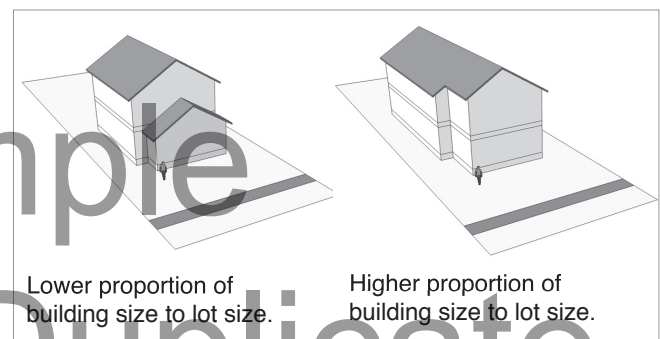
Part 3: Building Variables

New or revised regulations may be considered to promote compatibility and address potential issues with development in single-family neighborhoods. Such regulations could address potential visual impacts of new construction or promote green space on lots.

Please indicate the degree to which you agree or disagree with the statements below. (Check one answer for each question unless otherwise noted.)

Relationship to Lot Size

Regulations can limit a building’s size in proportion to its lot.



3.1 Requirements should be set which relate the size of a building to the size of its lot.

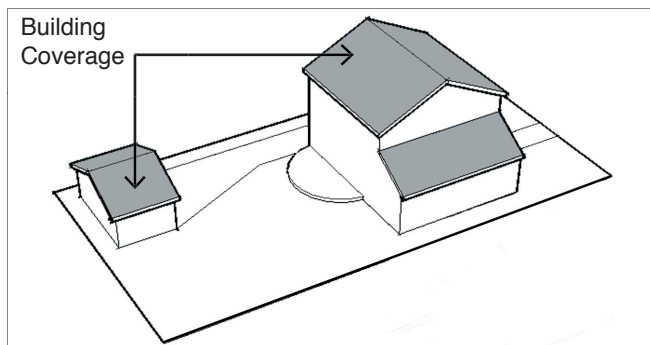
Strongly
Disagree

Strongly
Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

Building Coverage

All areas of a property that are covered by buildings and roofed porches are included in building coverage.



3.2 A limit on the percentage of building coverage should be considered.

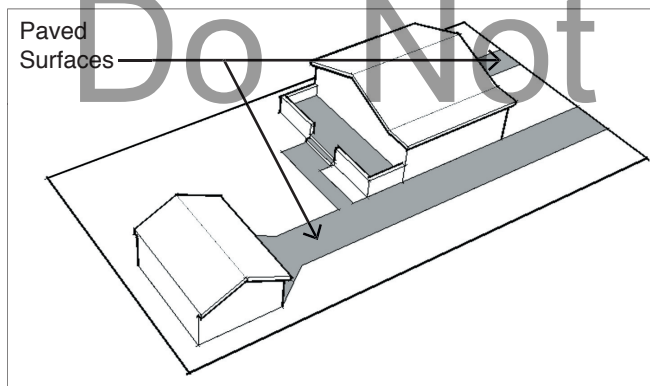
Strongly
Disagree

Strongly
Agree

1 2 3 4 5 6 7 8 9 10

Paved Surfaces

These include all areas of a property that are covered by driveways, parking areas and any paved patios and paths.



3.3 A limit on the percentage of paved surfaces should be considered.

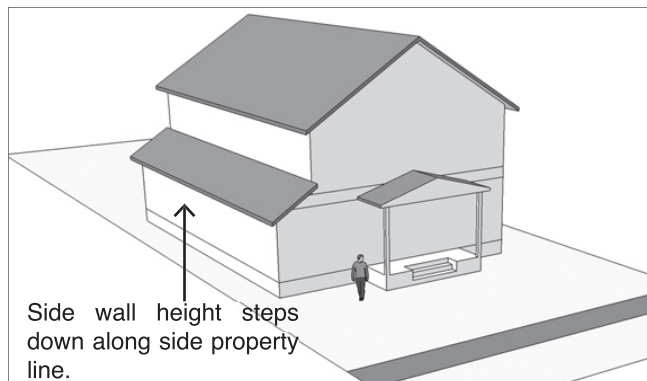
Strongly
Disagree

Strongly
Agree

1 2 3 4 5 6 7 8 9 10

Side Wall Height

Regulations can limit the height of all or part of a side wall.



3.4 Wall height limits should be lower near the side property line.

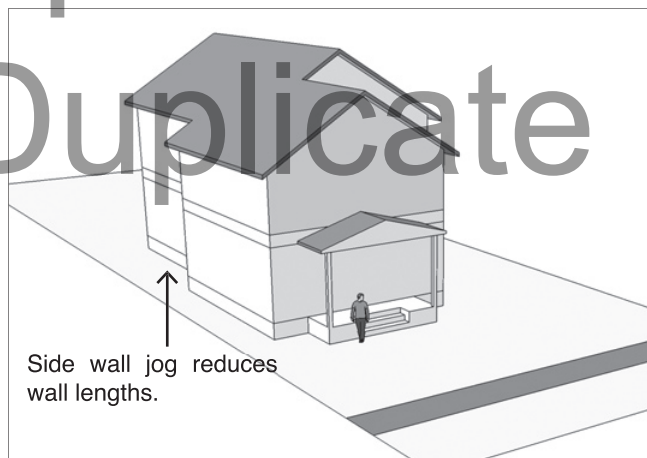
Strongly
Disagree

Strongly
Agree

1 2 3 4 5 6 7 8 9 10

Side Wall Length

Regulations can limit the length of a side wall.



3.5 Jogs or offsets should be required to limit the length of a building's side walls.

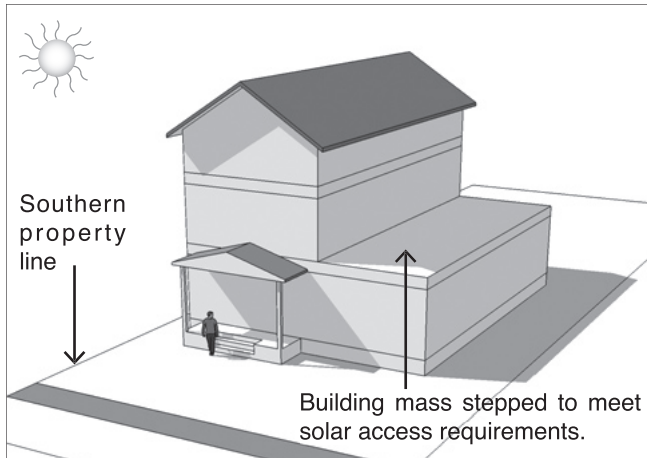
Strongly
Disagree

Strongly
Agree

1 2 3 4 5 6 7 8 9 10

Solar Access Forms

The city's existing solar access regulations limit the amount of shadow that a building can cast on a neighboring property. In some cases this may result in a building form that is tallest near the southern property line and steps down on the north side.



3.6 The impact of existing solar access regulations on building form should be evaluated.

Strongly
Disagree

Strongly
Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

3.7 In determining the compatibility of major additions and new construction in your neighborhood, please rate the six variables discussed above from most important (1) to least important (6).

- _____ Relationship to lot size
- _____ Building coverage
- _____ Paved surfaces
- _____ Side wall height
- _____ Side wall length
- _____ Solar access forms

3.8 Which of the following actions do you believe the city should take? (Mark all that apply.)

- ☐ Make no changes to regulations (leave existing regulations in place).
- ☐ Streamline/simplify existing regulations (no new regulations).
- ☐ Change existing zoning standards to mitigate impacts of larger buildings throughout the city's single-family districts.
- ☐ Change existing zoning standards to mitigate impacts of larger buildings, but only in targeted areas.
- ☐ Provide more flexibility in zoning standards for special conditions.
- ☐ Provide a voluntary design handbook addressing mass and scale.
- ☐ Establish a design review and approval process that is tailored to individual neighborhoods.
- ☐ Change the existing solar access regulations to reduce possible effects on building form.

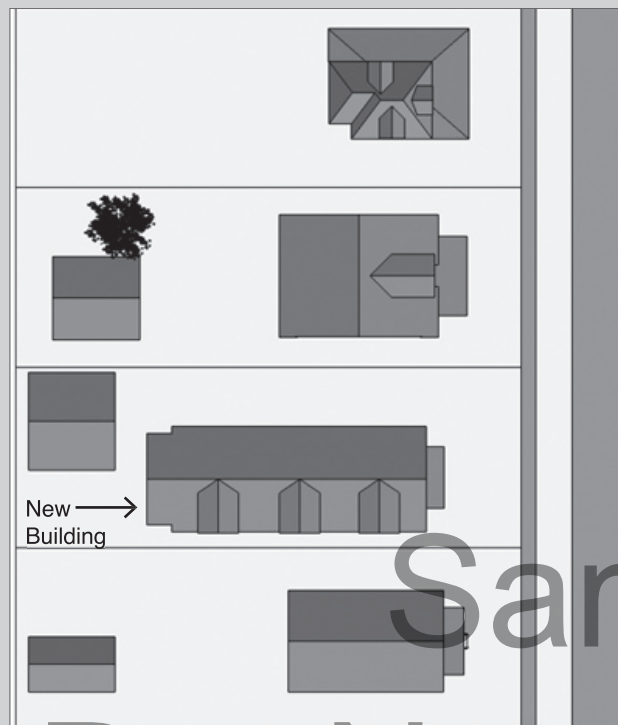
Part 4: Building Scenarios

Each of the four scenarios on the following pages illustrates a house that could be built on a 7,000 square foot lot in a sample single-family neighborhood in Boulder. The sample neighborhood represents typical conditions in some single-family areas but may not represent the typical conditions in your neighborhood. However, your responses to the various scenarios will help us understand whether or not specific regulations should be considered.

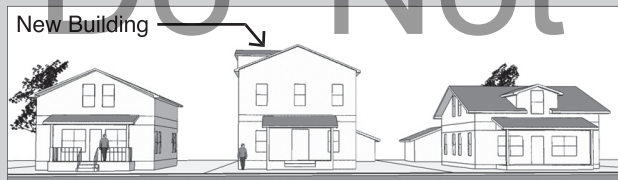
Please select one answer for each question that best describes your opinion regarding the new house illustrated in each scenario.

Part 4: Scenario A

Plan View



Elevation View



Isometric View



Street Level View



Please respond to each of the statements below by checking the answer that best describes your opinion.

4.1 Building coverage is compatible.

Strongly
Disagree

Strongly
Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4.2 Overall mass (size) is compatible.

Strongly
Disagree

Strongly
Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4.3 Building height is compatible.

Strongly
Disagree

Strongly
Agree

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

4.4 Building form (shape) is compatible.

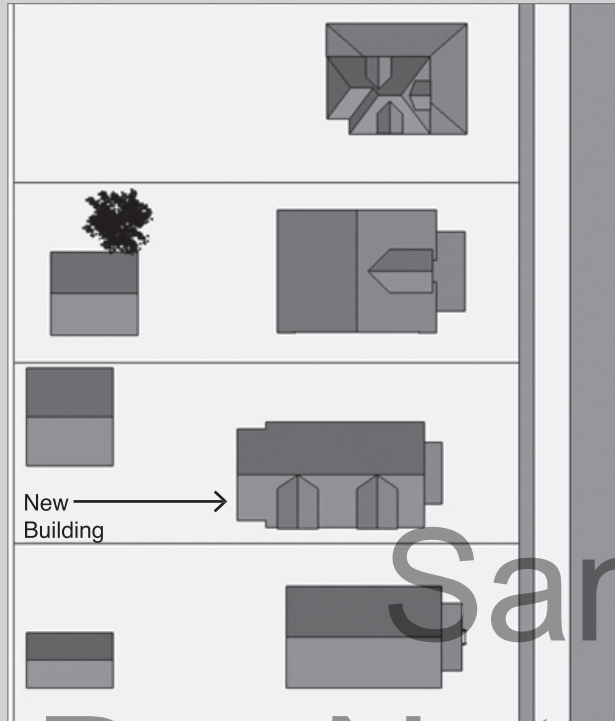
Strongly
Disagree

Strongly
Agree

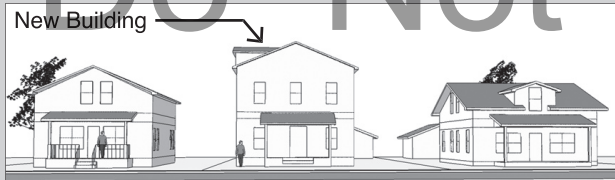
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Part 4: Scenario B

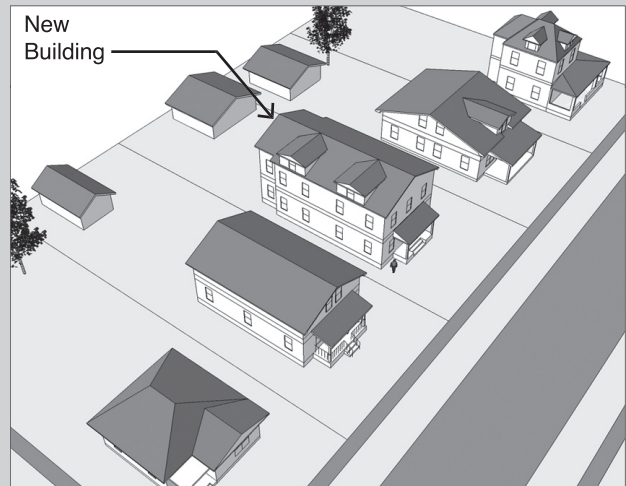
Plan View



Elevation View



Isometric View



Street Level View



Please respond to each of the statements below by checking the answer that best describes your opinion.

4.5 Building coverage is compatible.

Strongly
Disagree

Strongly
Agree

1 2 3 4 5 6 7 8 9 10

4.6 Overall mass (size) is compatible.

Strongly
Disagree

Strongly
Agree

1 2 3 4 5 6 7 8 9 10

4.7 Building height is compatible.

Strongly
Disagree

Strongly
Agree

1 2 3 4 5 6 7 8 9 10

4.8 Building form (shape) is compatible.

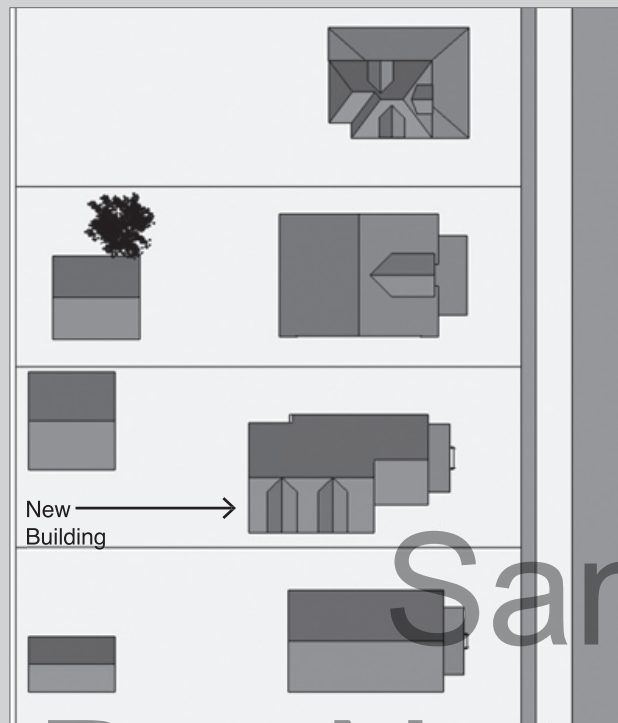
Strongly
Disagree

Strongly
Agree

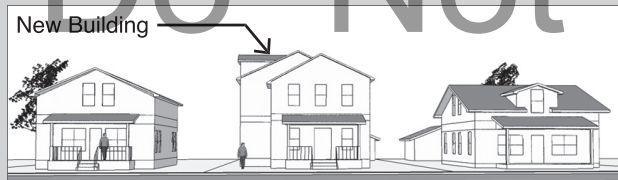
1 2 3 4 5 6 7 8 9 10

Part 4: Scenario C

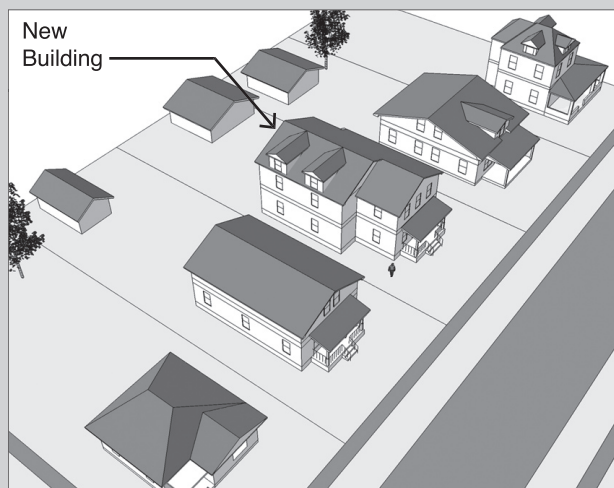
Plan View



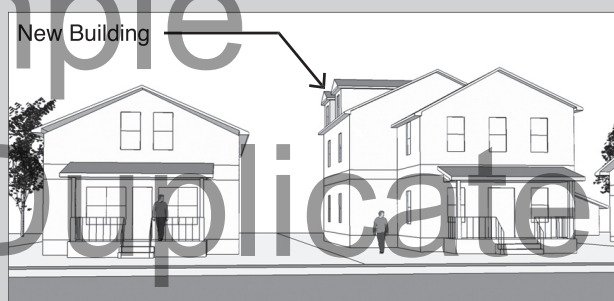
Elevation View



Isometric View



Street Level View



Please respond to each of the statements below by checking the answer that best describes your opinion.

4.9 Building coverage is compatible.

Strongly
Disagree

Strongly
Agree

1 2 3 4 5 6 7 8 9 10

4.10 Overall mass (size) is compatible.

Strongly
Disagree

Strongly
Agree

1 2 3 4 5 6 7 8 9 10

4.11 Building height is compatible.

Strongly
Disagree

Strongly
Agree

1 2 3 4 5 6 7 8 9 10

4.12 Building form (shape) is compatible.

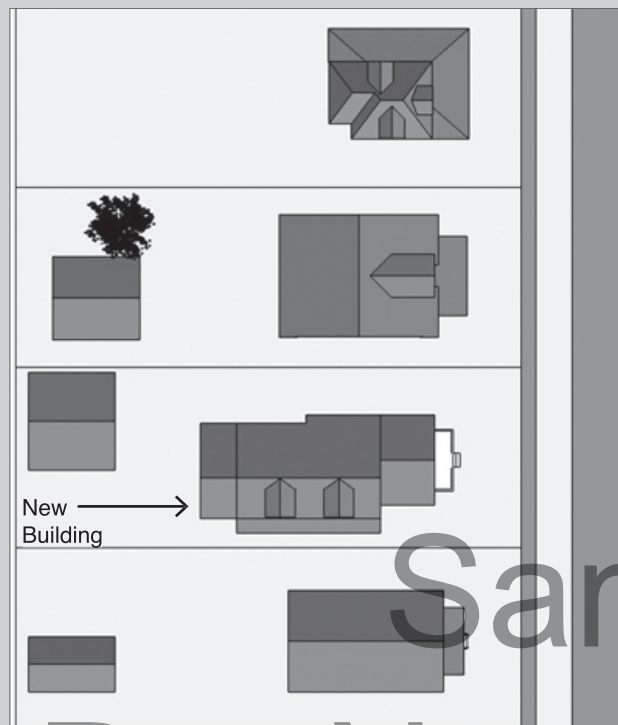
Strongly
Disagree

Strongly
Agree

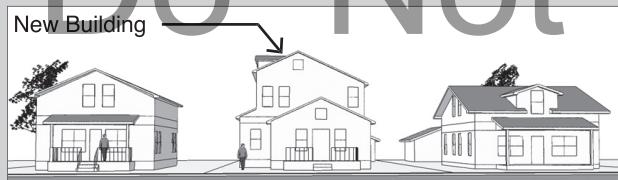
1 2 3 4 5 6 7 8 9 10

Part 4: Scenario D

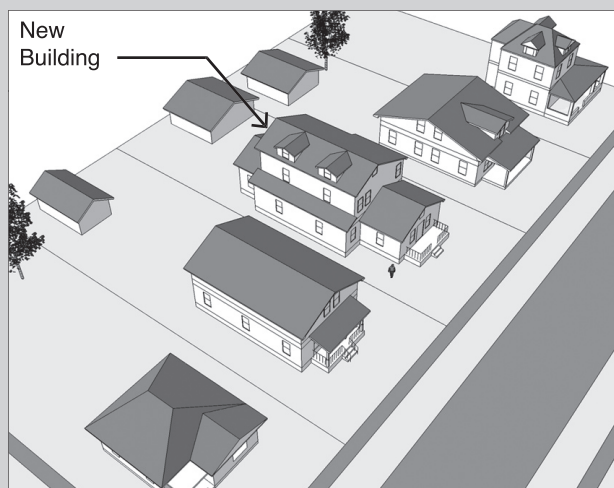
Plan View



Elevation View



Isometric View



Street Level View



Please respond to each of the statements below by checking the answer that best describes your opinion.

4.13 Building coverage is compatible.

Strongly
Disagree

Strongly
Agree

(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)

4.14 Overall mass (size) is compatible.

Strongly
Disagree

Strongly
Agree

(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)

4.15 Building height is compatible.

Strongly
Disagree

Strongly
Agree

(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)

4.16 Building form (shape) is compatible.

Strongly
Disagree

Strongly
Agree

(1) (2) (3) (4) (5) (6) (7) (8) (9) (10)

Part 5: General Questions

5.1 How is your property in Boulder currently used?

- ☐ 1. Primary residence for owner
- ☐ 2. Rented long-term to local resident
- ☐ 3. Second home for owner
- ☐ 4. Vacant
- ☐ 5. Other: _____

5.2 What year was your house in Boulder built (if you know)? _____

5.3 In what year did you purchase your house in Boulder? _____

5.4 How many square feet of living space does your house in Boulder have?

- ☐ 1. Less than 1,000 square feet
- ☐ 2. 1,000 to 2,000 square feet
- ☐ 3. 2,001 to 3,000 square feet
- ☐ 4. 3,001 to 4,000 square feet
- ☐ 5. 4,001 to 5,000 square feet
- ☐ 6. Over 5,000 square feet

5.5 Have you in the past 10 years:

- ☐ 1. Constructed an addition to your house in Boulder
- ☐ 2. Demolished the prior house and replaced it with a new house
- ☐ 3. Built a new house on an empty lot
- ☐ 4. None of the above

5.6 If you have constructed an addition or built a new house, how many square feet did you add?

- ☐ 1. Addition _____ square feet
- ☐ 2. New house _____ square feet

5.7 Within the next five years, do you plan to:

- ☐ 1. Sell your house in Boulder
- ☐ 2. Maintain your house in Boulder as it is
- ☐ 3. Expand your house in Boulder

5.8 What do you think you could sell your house in Boulder for today?

- ☐ 1. Less than \$300,000
- ☐ 2. \$300,001 to \$400,000
- ☐ 3. \$400,001 to \$600,000
- ☐ 4. \$600,001 to \$800,000
- ☐ 5. \$800,001 to \$1,000,000
- ☐ 6. \$1,000,001 to \$1,500,000
- ☐ 7. \$1,500,001 to \$2,000,000
- ☐ 8. More than \$2,000,000

5.9 Which of the following best describes your household?

- ☐ 1. Adult living alone
- ☐ 2. Single parent with child(ren)
- ☐ 3. Couple, no child(ren)
- ☐ 4. Couple with child(ren)
- ☐ 5. Unrelated roommates
- ☐ 6. Family members and unrelated roommates
- ☐ 7. Immediate and extended family members

5.10 If you are a resident of Boulder, in what year did you move to Boulder? _____

5.11 What year were you born? _____

5.12 Additional Comments: _____

Thank you for your participation!